

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

July 1, 2010



FP10-11: proposed Final Plat of Foundation Place Subdivision

SIZE AND LOCATION: 23.5 acres of vacant land out of the T.J. Wooten Survey, A-59, adjoining the west side of the 6100 block of Jones Road, approximately 830 feet northwest of its intersection with West Villa Maria Road in Bryan, Brazos County, Texas

EXISTING LAND USE: vacant acreage

ZONING: Retail District (C-2)

APPLICANT(S): Camino Forty Seven LLC

AGENT(S): Kling Engineering

STAFF CONTACT: Randy Haynes, Project Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat.



PROPOSED SUBDIVISION AND RECOMMENDATION:

The proposed subdivision creates two new lots on 23.5 acres of land currently zoned C-2 (Retail) District. The applicants propose to divide this vacant tract and develop it for office use. Lot 1 is proposed to be 7.148 acres in size; the remainder of the tract, Lot 2, will contain 16.352 acres of land. No new public infrastructure is required to be extended in conjunction with this proposed final plat.

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.